BOOK 4787 PAGE 293

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ Zero.00

Howard W. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 1974.

W. W. Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Reg. Reg
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Dearborn & Ewing (NAME) 400 Commerce Union Bank Bldg. Nashville, Tenn. (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Howard W. Jackson and wife Virgie Lee Jackson (NAME)	Same (NAME)	
300 Broadway (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	82-7
Nash. Tenn. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	160 Pcl

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~ I, Lucy J. Rucks

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Howard W. Jackson and wife, Virgie Lee Jackson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39 in Miller's Addition to Edgefield, now East Nashville, a plan of said subdivision being of record in Book 57, page 133, Register's Office for said County.

Said Lot No. 39 fronts 50 feet on the easterly side of North 5th Street and runs back between parallel lines 170 feet to an alley. Said property being known as No. 817 North 5th Street, Nashville, Tennessee.

Being the same property conveyed to Robert Lee Rucks and wife, Lucy J. Rucks, Robert Lee Rucks having since died, by deed from Oscar Nochlin and Sydney Averbuch of record in Book 2154, page 142, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 817 No. 5th Street (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town) 37207 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of Feb., 1974

X Lucy J. Rucks

Lucy J. Rucks

BOOK 4787 PAGE 294

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Milbrey L. Jackson, a Notary Public in and for said County and State, the within named Lucy J. Rucks

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8 day of Feb. 1974

Commission expires My Commission Expires Oct. 5, 1977 Milbrey L. Jackson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Lucy J. Rucks

TO
Howard W. Jackson
and wife, Virgie Lee Jackson

C 4 1 5 0 3

IDENTIF. REFERENCE

FEB 11 11 01 AM '74

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 11 74	CONV	*7,000.00				
FEB 11 74 S TAX			A*	18.20		
FEB 11 74 PR FEE			A*	.50		
FEB 11 74	W DEED		A*	4.00	*	22.70